

1 BILL NO. R-85-11-54

2 DECLARATORY RESOLUTION NO. R-141-85

3 A DECLARATORY RESOLUTION designating
4 an "Economic Revitalization Area"
under I.C. 6-1.1-12.1.

5 WHEREAS, Petitioner has duly filed its petition dated
6 November 12, 1985, to have the following described property desig-
7 nated and declared an "Economic Revitalization Area" under Divi-
8 sion 6, Article II, Chapter 2 of the Municipal Code of the City
9 of Fort Wayne, Indiana, of 1974, as amended, and I.C. 6-1.1-12.1,
10 to-wit:

11 Parcel C, Block #13, Interstate
12 Industrial Park, Fort Wayne,
Indiana;

13 said property more commonly known as SEC Newaygo Road and Pro-
14 duction Road, Interstate Industrial Park, Fort Wayne, Indiana;

15 WHEREAS, it appears that said petition should be pro-
16 cessed to final determination in accordance with the provisions
17 of said Division 6.

18 NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL
19 OF THE CITY OF FORT WAYNE, INDIANA:

20 SECTION 1. That, subject to the requirements of Section
21 4, below, the property hereinabove described is hereby designated
22 and declared an "Economic Revitalization Area" under I.C. 6-1.1-
23 12.1. Said designation shall begin upon the effective date of
24 the Confirming Resolution referred to in Section 3 of this Resolu-
25 tion and shall continue for one (1) year thereafter. Said desig-
26 nation shall terminate at the end of that one-year period.

27 SECTION 2. That upon adoption of this Resolution:

28 (a) Said Resolution shall be filed with the Allen
29 County Assessor;

30 (b) Said Resolution shall be referred to the Committee
31 on Finance and shall also be referred to the De-
32 partment of Economic Development requesting a re-

commendation from said department concerning the advisability of designating the above designated area an "Economic Revitalization Area";

(c) Common Council shall publish notice in accordance with I.C. 5-3-1 of the adoption and substance of this Resolution and setting this designation as an "Economic Revitalization Area" for public hearing;

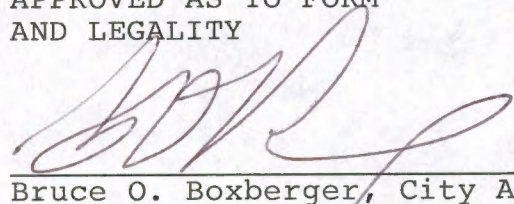
(d) If this Resolution involves an area that has already been designated an allocation area under I.C. 36-7-14-39, then the Resolution shall be referred to the Fort Wayne Redevelopment Commission and said designation as an "Economic Revitalization Area" shall not be finally approved unless said Commission adopts a resolution approving the petition.

SECTION 3. That this Resolution shall be subject to being confirmed, modified and confirmed or rescinded after public hearing and receipt by Common Council of the above described recommendations and resolution, if applicable.

SECTION 4. That this Resolution shall be in full force and effect from and after its passage and any and all necessary approval by the Mayor.


Councilmember

APPROVED AS TO FORM
AND LEGALITY


Bruce O. Boxberger, City Attorney

Read the first time in full and on motion by _____, seconded by _____, and duly adopted, read the second time by title and referred to the Committee _____ (and the City Plan Commission for recommendation) and Public Hearing to be held after due legal notice, at the Council Chambers, City-County Building, Fort Wayne Indiana, on _____, the _____ day of _____, 19____, at _____ o'clock _____ .M., E.S.

DATE: _____

SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by E. Stank, seconded by A. Lewis, and duly adopted, placed on its passage. PASSED (LOST) by the following vote:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>	<u>TO-WIT:</u>
<u>TOTAL VOTES</u>	<u>9</u>	_____	_____	_____	_____
<u>BRADBURY</u>	<u>✓</u>	_____	_____	_____	_____
<u>BURNS</u>	<u>✓</u>	_____	_____	_____	_____
<u>EISBART</u>	<u>✓</u>	_____	_____	_____	_____
<u>GIAQUINTA</u>	<u>✓</u>	_____	_____	_____	_____
<u>HENRY</u>	<u>✓</u>	_____	_____	_____	_____
<u>REDD</u>	<u>✓</u>	_____	_____	_____	_____
<u>SCHMIDT</u>	<u>✓</u>	_____	_____	_____	_____
<u>STIER</u>	<u>✓</u>	_____	_____	_____	_____
<u>TALARICO</u>	<u>✓</u>	_____	_____	_____	_____

DATE: 11-26-85

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as ~~(ANNEXATION)~~ ~~(APPROPRIATION)~~ ~~(GENERAL)~~ ~~(SPECIAL)~~ ~~(ZONING MAP)~~ ORDINANCE (RESOLUTION) NO. B-141-85 on the 26th day of November, 1985,

ATTEST:
Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

(SEAL)
Mark E. GiaQuinta
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 27th day of November, 1985, at the hour of 1:00 o'clock P. .M., E.S.T.

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 5th day of December, 1985, at the hour of 3:30 o'clock P. .M., E.S.T.

Win Moses, Jr.
WIN MOSES, JR., MAYOR

APPLICATION FOR DESIGNATION
AS AN ECONOMIC REVITALIZATION AREA
-REAL ESTATE TAX ABATEMENT-

This application is to be completed and signed by the owner of the property where development or rehabilitation is to occur. The City of Fort Wayne, Indiana, reviews this application for designation as an "Economic Revitalization Area" in regards to its responsibility under Public Law 69, enacted by the General Assembly of the State of Indiana in 1977; and all subsequent amendments made by the General Assembly thereafter.

1. Applicant Michael C. Dahm
2. Owner(s) Production Road General Partnership
3. Address of Owner(s) 1910 Fort Wayne National Bank Building
Fort Wayne, Indiana 46802
4. Telephone Number of Owner(s):(219) 423-4311
5. Relationship of Applicant to Owner(s) if any Partner
6. Address of Applicant 1910 Fort Wayne National Bank Building
Fort Wayne, Indiana 46802
7. Telephone number of Applicant:(219) 423-4311
8. Address of Property Seeking Designation SEC Newaygo Road
and Production Road, Interstate Industrial Park, Fort Wayne, IN
9. Legal Description of Property Proposed for Designation
(may be attached) Parcel C, Block #13, Interstate Industrial
Park, Fort Wayne, Indiana. See survey attached
10. Township Washington
11. Taxing District Fort Wayne-Washington 80

12. Current Zoning M-1, Light Industrial
13. Variance Granted (if any) None
14. Current Use of Property
- a. How is property presently used? Vacant
-
-
- b. What Structure(s) (if any) are on the property? None
-
- b. What is the condition of this structure/these structures? N/A
15. Current Assessed Value of Real Estate
- a. Land \$16,500.
- b. Improvements
16. Amount of Total Property Taxes Owed During the Immediate Past Year
- \$1,270.48
17. Description of Proposed Improvements to the Real Estate
- 15,000 s.f. pre-engineered space suitable for light manufacturing,
- wholesaling and showroom area.
-
-
18. Development Time Frame
- a. When will physical aspects of development or rehabilitation begin?
- On or before April 30, 1986.
- b. When is completion expected? November 30, 1986
19. Cost of Project (not including land costs) \$400,000

20. Permanent Jobs Resulting from Completed Project

A-1
a. How many permanent jobs will be employed at or
in connection with the project after it is comple-
ted? 15

b. What is the nature of those jobs? Anticipate wholesale
and light assembly.

c. Anticipated time frame for reaching employment
level stated above?

Twelve months

21. Additional municipal services necessitated by instal-
lation of new manufacturing equipment (e.g. enlargement
of sewer, etc.) None

22. Undesirability for Normal Development

What evidence can be provided that the project property
is located in an area "which has become undesirable
for, or impossible of, normal development and occupancy
because of a lack of age, development, cessation
of growth, deterioration of improvements or character
of occupancy, obsolescence substandard buildings
or other factors which have impaired values or prevent
a normal development of property or use of property"?

Construction site is located within the limits of Fort Wayne,
a community that has experienced extreme economic hardships
due to unemployment, etc.

- _____
- _____
23. How will the proposed designation further the economic development objectives of the City of Fort Wayne? _____

There is a demand for light manufacturing space of
16,000 s.f. in this community. This building will help
attract prospects to the area and will fill a definite need.

24. Instrument Number of Commitments or Covenants Enforceably by the City of Fort Wayne or Allen County (if any). Provide brief description of same, or a copy thereof.

N/A

25. Zoning Restrictions

Will this project require a rezoning, variance, or approval before construction is initiated?

Yes _____

No x _____

26. Financing on Project

What is the status of financing connected with this project? Commitment for a conventional construction

financing proposed from a local bank.

I hereby certify that the information and representation on this Application are true and complete.

Michael C. Dahm

Signature (s) of Owners

Michael C. Dahm

November 12, 1985

Date

Information Below to be filled in by Department of Economic Development:

Date Application Received:

Date Application Forwarded to Law Dept:

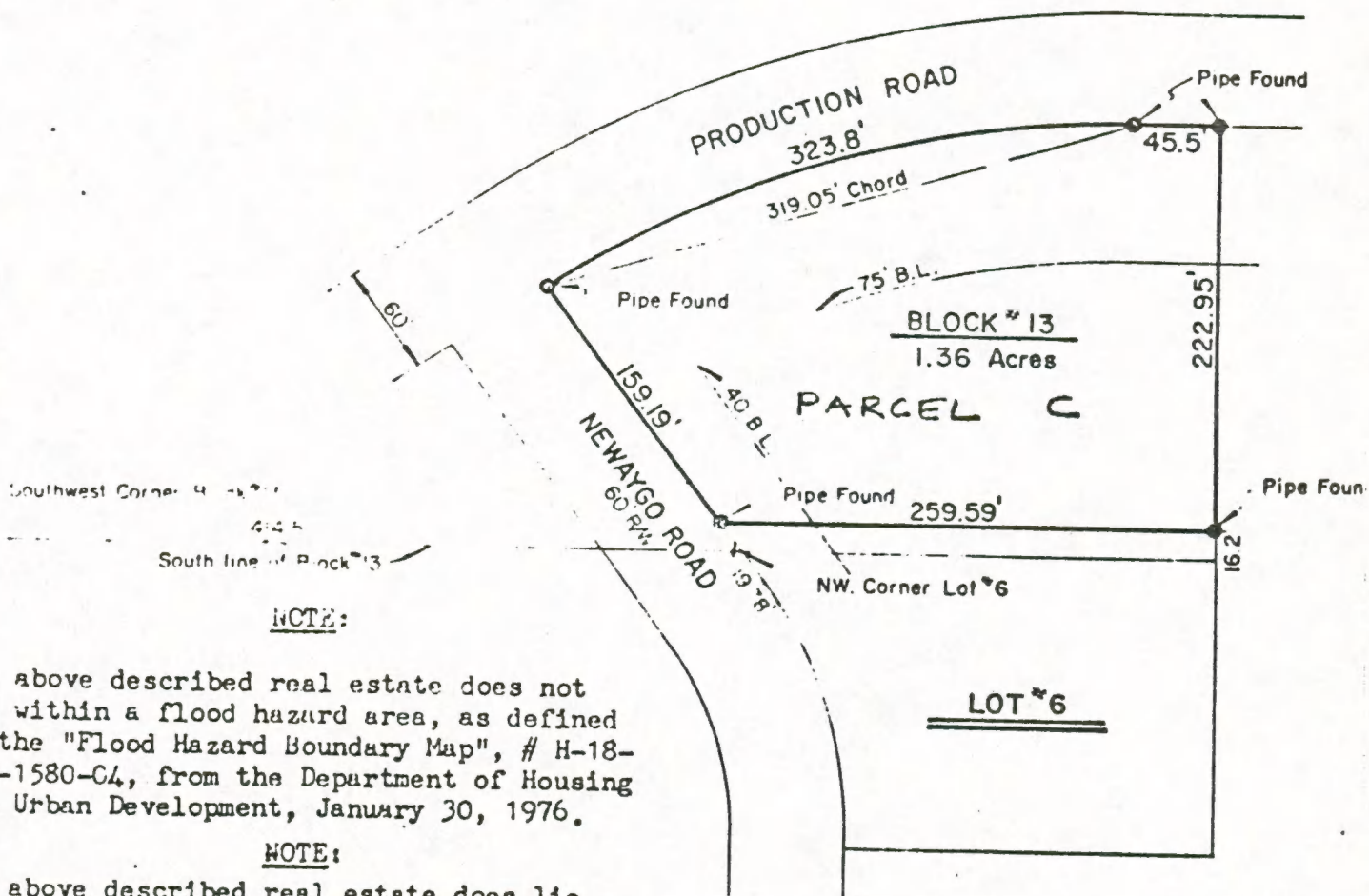
Date of Legal Notice Publication:

Date of Public Hearing:

Approved or Denied?

Date:

Allocation Area:



NOTE:

The above described real estate does not lie within a flood hazard area, as defined by the "Flood Hazard Boundary Map", # H-18-003-1580-C4, from the Department of Housing and Urban Development, January 30, 1976.

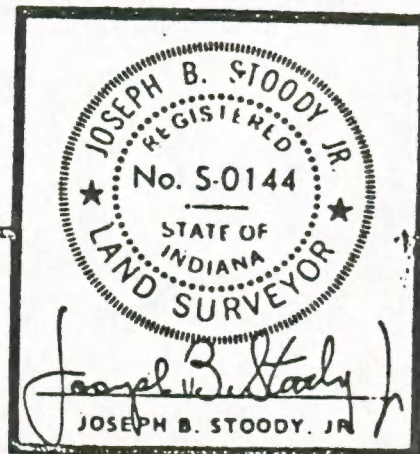
NOTE:

The above described real estate does lie within a designated flood hazard area, as defined by "Flood Hazard Analyses", November, 1974.

ARLINGTON INVESTMENT CORP.

SCALE 1" = 100'
DATE 3-12-76
JOB NO. 2386

Exhibit B - Continued



1101
Admn. Appr. _____

DIGEST SHEET

TITLE OF ORDINANCE Declaratory Resolution B-85-11-54

DEPARTMENT REQUESTING ORDINANCE Economic Development

SYNOPSIS OF ORDINANCE A Declaratory Resolution designating an "Economic Revitalization Area" under I.C. 6-1.1-12.1. (Production Road General Partnership; SEC Newaygo Road and Production Road, Interstate Industrial Park, Fort Wayne, Indiana)

EFFECT OF PASSAGE A 15,000 square foot building will be constructed on land that is presently vacant. There is a demand for light manufacturing space of 16,000 square feet in this community. This building will help attract prospects to the area and will fill a definite need.

EFFECT OF NON-PASSAGE Opposite of the above.

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) \$400,000.00

ASSIGNED TO COMMITTEE (PRESIDENT) _____

BILL NO. R-85-11-54

REPORT OF THE COMMITTEE ON FINANCE

WE, YOUR COMMITTEE ON FINANCE TO WHOM WAS

REFERRED AN ~~(ORDINANCE)~~ (RESOLUTION) designating an "Economic
Revitalization Area" under I.C. 6-1.1-12.1

HAVE HAD SAID ~~(ORDINANCE)~~ (RESOLUTION) UNDER CONSIDERATION AND BEG
LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID ~~(ORDINANCE)~~
(RESOLUTION) DO PASS DO NOT PASS WITHDRAWN

YES

NO

BEN A. EISBART
CHAIRMAN

JANET G. BRADBURY
VICE CHAIRWOMAN

SAMUEL J. TALARICO

THOMAS C. HENRY

JAMES S. STIER

CONCURRED IN 11-26-85

SANDRA E. KENNEDY
CITY CLERK